160.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,046,900 / 1,046,900
					USE VALUE:	1,046,900 / 1,046,900
					ASSESSED:	1,046,900 / 1,046,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUTNER MICHAEL M
Owner 2:	GUTNER REBECCA H
Owner 3:	
Street 1:	99 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEMARTINIS JON M -
Owner 2:	-
Street 1:	99 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,250 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Wood Shingle Exterior and 3026 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11250.000	506,300	10,400	530,200	1,046,900
Total Card	0.258	506,300	10,400	530,200	1,046,900
Total Parcel	0.258	506,300	10,400	530,200	1,046,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.03 | /Parcel: 346.0

Legal Description

User Acct 107084

GIS Ref

GIS Ref

Insp Date 06/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 160.0-0005-0006.0

!12550!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	506,400	10400	11,250.	530,300	1,047,100	1,047,100	Year End Roll	12/18/2019
2019	101	FV	275,500	11000	11,250.	530,300	816,800	816,800	Year End Roll	1/3/2019
2018	101	FV	275,500	11000	11,250.	469,700	756,200	756,200	Year End Roll	12/20/2017
2017	101	FV	275,500	11000	11,250.	393,900	680,400	680,400	Year End Roll	1/3/2017
2016	101	FV	275,500	11000	11,250.	393,900	680,400	680,400	Year End	1/4/2016
2015	101	FV	259,400	11400	11,250.	340,900	611,700	611,700	Year End Roll	12/11/2014
2014	101	FV	259,400	11400	11,250.	329,500	600,300	600,300	Year End Roll	12/16/2013
2013	101	FV	259,400	11400	11,250.	313,600	584,400	584,400		12/13/2012

PRINT

Date	Time
12/11/20	02:37:47

LAST REV

Date	Time
10/30/19	14:13:43
danam	

PAT ACCT. 12550

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMARTINIS JON	70447-230		12/28/2017	Change>Sale	910,000	No	No		
BROGGI CHARLES	70014-543		9/29/2017		755,000	No	No		
BROGGI CHARLES	63812-158		6/26/2014	Convenience	10	No	No		
BROGGI CHARLES&	61321-349		3/4/2013	Convenience	1	No	No		
BROGGI CHARLES	20533-413		5/10/1990	Family	1	No	No		
	20533-385		5/1/1990		250,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2018	362	Renovate	330,000	O				
1/17/2018	49	Inter-De	10,000	C				
5/13/1999	280	Manual	1,000					REPAIR FRONT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2019	Left Notice	DGM	D Mann
10/30/2019	Permit Visit	DGM	D Mann
9/12/2019	Mail Update	JO	Jenny O
6/8/2018	Measured	BS	Barbara S
10/31/2008	Meas/Inspect	189	PATRIOT
2/7/2000	Inspected	276	PATRIOT
12/2/1999	Measured	256	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107084
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250		Sq. Ft.	Site		0	70.	0.67	8									530,247						530,200	

Total AC/HA:	0.25826	Total SF/SM:	11250	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	530,247	Spl Credit		Total:	530,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.99705005
Const Adj.:	0.99000001
Adj $ / SQ:	128.320
Other Features:	89592
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530698
Depreciation:	24412
Depreciated Total:	506286

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 7 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	7	
Totals			
1	11	7	

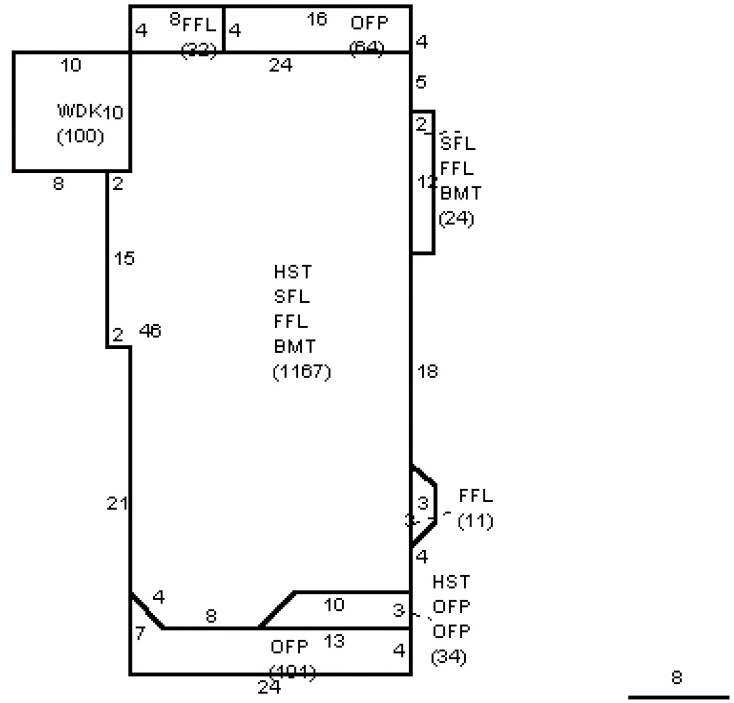
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	128.32
Special Features:	0	Val/Su Net:	111.27
Final Total:	506300	Val/Su SzAd	167.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,234	128.320	158,347
BMT	Basement	1,191	38.500	45,849
SFL	Second Floor	1,191	128.320	152,830
HST	Half Story	601	128.320	77,056
OFP	Open Porch	233	23.350	5,440
WDK	Deck	100	15.840	1,584

Net Sketched Area: 4,550 | Total: 441,106

Size Ad 3025.5 | Gross Are 5150 | FinArea 3026

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	22X22	F	FR	1925	19.96	T	50	101			4,800			4,800
8	Pool A-O	D	Y	1	14X28	P	PR	1980	28.72	T	49.9	101			5,600			5,600

More: N | Total Yard Items: 10,400 | Total Special Featues: | Total: 10,400